

AGENDA

THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A REGULAR MEETING ON TUESDAY, OCTOBER 26, 2021, 2021 AT 5:00 PM IN THE TOWN HALL MEETING ROOM AT 200 NORTH CASTLE HEIGHTS AVENUE

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

CHAIRMAN'S COMMENTS

CHANGES TO THE AGENDA

PUBLIC HEARING

1. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 19.63 acres of the Shelley Harper FLU Amendment and Rich FLU Amendment projects at unaddressed properties on Quarry Road (Tax Map 55 Parcels 46.11 & 54) from IL to RSM near Ward 6 (PN 624491 & 624493)
2. **Public Hearing** on the proposed amendment to the Future Land Use Plan's naming convention of Residential Land Uses

APPROVAL OF MINUTES

Regular Called September 28, 2021 Planning Commission Meeting

CONSENT AGENDA

1. Request by Al Neyer, LLC for final plat approval for Lots 9A, 9B, 10 & 11 of the Alligood Industrial Park, a 1-lot subdivision on about 38.25 acres at unaddressed property on Alligood Way and unaddressed properties on SE Tater Peeler Road (Tax Map 81 Parcels 77.00, 77.01, 77.02, and 77.14) zoned IP in Ward 3 (PN 632326)
2. Request by Real Estate Solutions Group for final plat approval for Stratford Station Ph. 1, a 39-lot subdivision on about 7.43 acres at an unaddressed property on Lebanon Road (Tax Map 57 Parcel 27.01) zoned CN in Ward 6 (PN 632586)
3. Request by Whataburger for site plan approval for Whataburger, a non-residential development on about 1.02 acres at an unaddressed property on Highway 109 N (Tax Map 79 Parcel 43) zoned CS in Ward 4 (PN 629918)

OLD BUSINESS

1. Request by Carlos Torres for minor site plan approval for Floral Street, a 4-unit residential development on about 0.35 acres at 301 Floral Street (Tax Map 67H Group B Parcels 20) zoned R2 in Ward 2 (PN 565710)

2. Request by Copart for site plan approval for Copart Lebanon, a non-residential development on about 45.29 acres at 540 Maddox Simpson Parkway (Tax Map 82 Parcels 165.17) zoned IH in Ward 3 (PN 337785)
3. Request by EHR Properties, LLC for site plan approval for Carver Retreat, a 60-unit residential development on about 4.02 acres at an unaddressed property on Carver Lane (Tax Map 57 Parcel 70.01) zoned RM6 in Ward 5 (PN 606046)
4. Request by Rick Bell to amend Zoning Code Section 14.801 to add Section R: Principal Buildings Limitations to allow for no more than one principal building on single family lots

NEW BUSINESS

1. Request by Beazer Homes for final plat approval for Waverly Subdivision, a 18-lot subdivision on about 10.54 acres at 6775 Hickory Ridge Road (Tax Map 70 Parcel 83) zoned RS9 in Ward 6 (PN 631699)
2. Request by Thorntons, Inc for site plan approval for Thorntons – Carver Lane, a non-residential development on about 1.63 acres at 106 Carver Lane (Tax Map 57 Parcel 60) zoned CG in Ward 5 (PN 632583)
3. Request by Lebanon Carver Lane, LLC for site plan approval for Carver Lane – Retail, a non-residential development on about 1.7 acres at 106 Carver Lane (Tax Map 57 Parcel 60) zoned CG in Ward 5 (PN 603019)
4. Request by Leeville Paradise, LLC for site plan approval for Leeville Pike Commercial, a non-residential development on about 5.82 acres at an unaddressed property on Leeville Pike (Tax Map 79 Parcel 51.15) zoned SP in Ward 4 (PN 632722)
5. Request by Brian Anderson for site plan approval for Cainsville Rd Office Warehouse Building, a non-residential development on about 1.9 acres at an unaddressed property on Cainsville Road (Tax Map 82 Parcel 2.01) zoned IL in Ward 2 (PN 632855)
6. Request by Evolve Companies for site plan approval for Hawthorn at Lebanon, a 264-unit residential development on about 26.13 acres at an unaddressed property on Bartons Creek Road (Tax Map 81 Parcel 112) zoned CN in Ward 3 (PN 631694)
7. Request by Brock Rust for site plan approval for Five Oaks Phase 5 Sections 3, 4 and 5, a 139-unit residential development on about 43.23 acres at an unaddressed property on Five Oaks Boulevard (Tax Map 47 Parcel 39.01) zoned HDRPUD in Ward 6 (PN 631529)
8. Request by Badru, Inc. for rezoning approval for about 1.43 acres of the Proposed Medical Professional Office project at 2035 Lebanon Road (Tax Map 57 Parcel 28) from RS20 to CN in Ward 6 (PN 632789)
9. Request by Staff to amend the Future Land Use Plan’s naming convention of Residential Land Uses
10. Request by the Historical Preservation Commission for the creation of the W Main Historical District